



**MASHPEE ZONING BOARD OF APPEALS
AGENDA
DECEMBER 14, 2016**

The Mashpee Zoning Board of Appeals will hold Public Hearings on
Wednesday, December 14, 2016, at 6:00 p.m., Waquoit Meeting Room at the
Mashpee Town Hall,
16 Great Neck Road North, on the following:

PLEDGE OF ALLEGIANCE

CONTINUED HEARINGS

36 Valley Road: Owner, Sally A. Lewis requests a Special Permit under §174-45.4 of the Zoning By-laws to allow for an accessory apartment above an existing garage located in an R-5 Zoning District, Map 42 Parcel 4, Mashpee, MA. *(Continued from November 9, 2016 hearings at the request of the owner, opened but not heard).*

419 Monomoscoy Road: Owner, Walter S. Wightman requests a Written Finding under §174-17 of the Zoning Bylaws to raze and replace a single-family dwelling on property located in an R-3 Zoning District, Map 124 Parcel 68, Mashpee, MA. *(Owner is requesting a withdrawal).*

419 Monomoscoy Road: Owner, Walter S. Wightman requests a Variance from the side yard setback under §174-31 of the Zoning Bylaws to raze and replace a single-family dwelling on property located in an R-3 Zoning District, Map 124 Parcel 68, Mashpee, MA. *(Owner is requesting a withdrawal).*

NEW HEARINGS

3 Bluff Avenue: Owners, John J. and Kelly C. Spinard request a Written Finding under §174-17 of the Zoning Bylaws to allow for extensions and alterations of a pre-existing non-conforming, single-family dwelling on property located in an R-3 Zoning District, and Popponesset Overlay District, Map 112 Parcel 94, Mashpee, MA.

41 Greenwood Road: Owner, Ellen J. Harris requests a Written Finding under §174-17 of the Zoning Bylaws to raze and replace a single-family dwelling on property located in an R-3 Zoning District, and Popponesset Overlay District, Map 117 Parcel 312, Mashpee, MA.

41 Greenwood Road: Owner, Ellen J. Harris requests a Variance from the side, front, and rear yard setbacks under §174-31 of the Zoning Bylaws to raze and replace a single-family dwelling on property located in an R-3 Zoning District, and Popponesset Overlay District, Map 117 Parcel 312, Mashpee, MA.

67 Shore Drive: Owner, Rosemary E. Corderi requests a Written Finding under §174-17 of the Zoning Bylaws to raze and replace a single-family dwelling on property located in an R-3 Zoning District, and Popponesset Overlay District, Map 117 Parcel 347, Mashpee, MA.

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67 Shore Drive: Owner, Rosemary E. Corderi requests a Variance from the side, front and rear yard setbacks under §174-31 of the Zoning Bylaws to raze and replace a single-family dwelling on property located in an R-3 Zoning District, and Popponeset Overlay District, Map 117 Parcel 347, Mashpee, MA.

6 Cross Tree Way: Owners, Lori and Michael K. Bloom request a Written Finding under §174-17 of the Zoning Bylaws to raze and replace a single-family dwelling on property located in an R-3 Zoning District, Map 112 Parcel 20, Mashpee, MA.

6 Cross Tree Way: Owners, Lori and Michael K. Bloom request a Variance from lot coverage under §174-31, and §174-33 setback from water and wetlands of the Zoning Bylaws to raze and replace a single-family dwelling on property located in an R-3 Zoning District, Map 112 Parcel 20, Mashpee, MA.

OTHER BUSINESS

-156 Waterway: Owner, Jason Stone requests a minor modification to the recently approved Written Finding-2016-40.

-Approve November 9, 2016 Meeting Minutes